



Winnie Rogers Farm

Location:	<i>30 miles south of Scottsbluff, NE or from intersection of Nebraska Highway 71 and Highway 88, 9 miles south at County Road 110.</i>
Legal Description:	S ½ 9-17-55 and 237A in N ½ 15-17-55, Banner County, Nebraska
Description:	Approximately 557 A of rolling grass. Has been in CRP for many years—renewal pending federal deliberations. Will make excellent dryland wheat farm and/or high production pasture. Outstanding opportunity to purchase good quality land with excellent grass stand.
Soils:	Alliance-Keith-Sidney Association—primarily Illc-1 with a few clay outcroppings.
ASCS:	548.2 CRP contract acres @ \$32 per acre (\$17,542) for 2010 & 2011 remaining on contract
Mineral rights:	Negotiable
Real Estate Taxes:	Year 2008 = \$ 2,222.90
Price:	\$ 222,000
Contact:	Jim Merrigan RE/MAX Sandstone Real Estate (308) 632-1032 office (308) 631-1508 cell

The information provided on this data sheet is deemed accurate but is not guaranteed. Prospective buyers are advised to conduct their own investigations through personal and professional inspections.